Karen Johnson Davidson County
Batch# 922786 DEEDTRS
09/28/2022 11:48:19 AM 3 pgs
Fees: $18.00 Taxes: $540.20
20220928-0107237

FILE NO.: 22-08588

THIS INSTRUMENT PREPARED BY:
BROCK & SCOTT, PLLC
4360 Chamblee Dunwoody Road, Suite 310
Atlanta, GA 30341

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, SUSAN C SHORT conveyed to Wade Lindsey as Trustee for the benefit of FIFTH THIRD BANK N.A., the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated March 27, 2007 and recorded on April 18, 2007 in Instrument No. 20070418-0046240, in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Fifth Third Bank, National Association**; and

WHEREAS, Fifth Third Bank, National Association, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20220705-0077293 in the Office of the Register of Deeds of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on August 11, 2022, August 18, 2022, and August 25, 2022; and

WHEREAS, if the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on September 13, 2022 at 10:00 AM to the highest and best bidder for cash, at which sale 1 PUBLIC HOMES, LLC., being the best, highest and last bidder, became the purchaser of said property at and for the sum of $146,000.00; and

WHEREAS, 1 PUBLIC HOMES, LLC. has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of payment by 1 PUBLIC HOMES, LLC. as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto 1 PUBLIC HOMES, LLC., its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE:

UNIT NO. 9107, TOGETHER WITH THE CARPORT DESIGNATED NO. 9107-C, IN RIVER PLANTATION, SECTION IX, PHASE I, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON SAWYER BROWN ROAD, BELLEVUE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 8061, PAGE 341, ET SEQ. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO SUSAN C. SHORT, A SINGLE PERSON FROM GLADYS M. FITTS, UNMARRIED BY DEED DATED AUGUST 15, 2000 AND RECORDED AUGUST 25, 2000 IN INSTRUMENT NO. 200008250084211, PAGE N/A IN THE LAND RECORDS OF DAVIDSON COUNTY, TN.

Permanent Parcel Number: 142090H02500C0

Property commonly known as: 9107 Sawyer Brown Road, Nashville, TN 37221.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Deed of Trust.

The Property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, where express or implied. Without limiting the foregoing THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

IN TESTIMONY WHEREOF, **Attorney Blair Weatherly** of Brock & Scott, PLLC as Trustee, has hereunto set his/her hand, this 20th day of September, 2022.

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
Blair Weatherly
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared Blair Weatherly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires: _____

JASON HOLLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 05, 2025

STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $146,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Blair Weatherly - as Agent

Subscribed and sworn to before me on this 20 day of September, 2022

Notary Public

My Commission Expires: _____

JASON HOLLEY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 05, 2025

Brock & Scott File No.: 22-08588
Property Address: 9107 Sawyer Brown Road, Nashville, TN 37221
Tax Parcel I.D. No.: 142 09 0H 025.00
Property Owner and Tax Notices:
1 PUBLIC HOMES, LLC.
5133 Harding Pike STE B-10 #185
Nashville, TN 37205